## WHO OWNS OLD QUARANTINE? METZ SAYS "IT'S BEEN OURS antine SINCE 1893."

The Ludlow Realty Co. Says "We Bought It From the State in 1997 for \$31.000 Commissioner Hebberd Says "It's in My Hands Now and 1'll Keep It."

assigned to the Department of Public Charities a few days ago about fifty acres of land lying to the southeast of the town of Princess Bay, Staten Island, and fronting about 1,200 feet on the shores of Raritan Bay. Following the transfer Robert W. Hebberd, Commissioner of Public Charities, has announced that the land will be used for a time as a branch of the municipal farm colony and that Next eventually it will be improved with a

of New York and a certain firm of real estate operators, all three of whom have presented conflicting claims.

To begin at the very beginning, it sems that in 1857 Thomas R. Lush and Alice, his wife, conveyed to the State of New York, represented by the Board of Commissioners of Quarantine, fifty acres of land near Seguine Point, on the southerst shore of Staten Island. This land formed what was known as "Old Quarantine." It was used as a point of detention for incoming ships for ten or fifteen years perhaps. Then Swinburne and Hoffman islands, now known as Upper and Lower Quarantine, were substituted for Old Quarantine, and the latter place was deserted. It speedily relapsed into a state of nature.

In the middle of the fifty acre tract was a swampy pond partially surrounded by wild rice, cattails and swamp grass through which wound a brook that led to Raritan Bay. Country boys divided their summer holidays between a swimming hole in the fresh water pond and a strip of sandy beach—also included in the State preserves—that fringed the bay and looked out past Sandy Hook to the open Atlantic. The tew buildings erected by the health officials were torn down, and three years growth of rank weeds, briars and dogwood thickets wiped out all other traces of human occupancy. A part of Old Quarantine becarre a pasture ground for Princess village bovines, the remainder grew up as dense woodland.

In 1893, foilowing a shift in control from the State to the Federal Government, the Commissioners of Immigration decided to dispose of several odds and ends of New York real estate that were owned by the State. Among them were forty—by the State. Among them were forty—by the State. a swimming hole in the fresh water pond

of New York real estate that were owned by the State. Among them were forty-one lots on Ward's Island, a tract of four acres at Castleton known as the old Marine Cemetery, and the fifty acre extent of Old Quarantine. The City of New York bought the three for \$1,000,000, The South Brooklyn docks are intended.

The South Brooklyn docks are intended. paying for them by an issue of corporate stock. The deeds were filed December 21, 1893, in the County Clerk's office in 21, 1893, in the County Clerk's office in Richmond county. The stock issue cov-ered, in addition to the purchase price of the real estate holdings, an indebted-ness of about \$200,000 between the city and the State and an allowance for the maintenance of various charitable or-guizations thereafter to be under the

The deed for Old Quarantine contained the following clause: "This indenture go into their makeup.

Along the marginal street will be laid and grant is made upon the further expensive hereby railroad tracks connecting with the press condition that the property hereby granted \* \* shall be forever used for general charitable purposes." Its sig-nificance will appear later.

Having marketed its \$1,000,000 worth of corporate stock and placed the deeds on record, the city calmly proceeded to forget all about Old Quarantine. Every year the cows grazed upon its grassy meadows unmolested, while the youthful devotees of the gentle art of Walton disported themselves in the shaller nord.

The real estate man looked through his official records and found the deed given to the city by the Commissioners of Immigration in 1893. Then as a precautionary measure he skimmed through the books in search of a possible resale by the city. In the list of conveyances he saw an entry that made him rub his eyes hard and look again. There was no doubt about it. The book showed that the fifty acre extent of Old Quarantine had been conveyed by the Commissioners of the State Land Office to the Ludlow Realty Company on September 20, 1907.

Investigation received further that Old Quarantine had been offered for sale at public auction and had been bought by the Ludlow Realty Company for \$31,000. Although no mention was made at this sale of the results of the shore form, will be improved the province of the sale of Malba Drive, both Drive, east of Boulevard Drive.

Color Sets for Men.

From the Haberdasher

Combinations pever before figured so The real estate man looked through his Although no mention was made at this sale of the previous transfer of the land to the city of New York by the Commissioners of Immigration the Land Office Commissioners safeguarded themselves by giving the realty company merely a quitclaim to the property. This was a conveyance of whatever interest the State of New York may have had in Old

Ougranting in Angles of Cravat, hand-kerchief and half hose is of all undoubtedly the most popular.

At the same time it is possible to procure State of New York may have had in Old Quarantine in 1947.

In view of the conveyance of 1893 it is somewhat difficult to determine the market value of the interest heid by the State in Old Quarantine in 1807. That may explain the fact that the Ludiow Realty Company paid only \$31,000 for its quitclaim deed. On the other hand there may have leen a flaw in the city's claim to ownership of Old Quarantine due to the clause in the contract which stipulate i that the land was to be used for charitable purposes and to the failure of the city to take official action toward improving the property.

take official action toward improving the property.

At all events Comptroller Metz got busy. He wrote to Gov. Hughes, who on behalf of the State had executed the papers drawn up by the Commassioners of the Land Office in the sale made to the Ludlow Realty Company. The Governor wrote back that his set was purely minister id and thus the matter fell within the jurisdiction of the Land Office.

Metz wrote to the Land Office. The Sec-Metz wrote to the Land Office. The Second Deputy Secretary of State replied that no record existed in his office of the confer made by the Commus opers of

Metz wrote to the Land Office. The Second Deputy Secretary of State replied that no record existed in his office of the transfer made by the Commuscopers of the transfer made by the Company in which he made the following brief remarks:

The Comptroller then forwarded a note to the attorneys for the Ludlow Realty Company in which he made the following brief remarks:

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The Commissioners of the State Land office referred the number to \$1.0 nev-Concret Jackson, who wrote to Metz suggesting a hearing between representatives of the Comptroller's office, the Attorney-General's office and the Ludlew Realty Company, Motz replied that the Finance Department has in no way concerned with the Ludlew Realty Company and that he could see no necessity for

due, he declared, to oversight on the part of the Land Office and it was up to the Attorney-General to recognize the validity of the city's claim to Old Quarantine and to cancel the letters patent to the Ludlow Realty Company.

There the matter rested. Meanwhile the Commissioner of Public Charities has not been inactive. Three weeks ago the Commissioner wrote to Comptroller Vetz requesting that Old Quarantine be turned over to his department. This

My Hands Now and I'll Keep It."

Commissioners of the Sinking Fund Commission. The same day two husky employees of the Departner of Public Charities were sent to Staten Island with instructions to take possession of Old Quarantine and shoo off all trespassers. They are be efficiency, notwithstanding the ob-jections of the Princess Bay cows and their owners. A tent has been erected for the temporary occupancy of the two watchmen and a low frame building will be put up for their shelter this winter. Next spring, so Commissioner Hebberd says, Old Quarantine will be turned over sanitarium for children suffering with joint diseases.

Behind this brief announcement is the story of an interesting controversy between the city of New York, the State to the farm colony, one phase of the city's charitable pursuits. Meanwhile the city of New York will be in possession of Old Quarantine, and any rival claimants will be forced to take the initiative should recourse be had to court of law.

## DOCK BUILDERS HUSTLING To Finish the First of the Brooklyn Freight Piers.

Bids for the erection of the steel pier shed on the first of the city's new docks in South Brooklyn were opened last week by Dock Commissioner Allen N. Spooner The lowest bidder was Charles Meads. to whom the contract will be officially awarded after Comptroller Metz has added his certification to the form of agreement. The terms call for the erection of the steel work within 180 calendar days. This would enable a tenant to take possession of the first of the row of six piers by next summer.

Plans for the second pier are now in preparation and actual construction will be commenced in the near future. The shallows that formerly shut off the South Brooklyn waterfront from Red Hook Channel have been removed and to-day there is a depth of thirty-five feet of water alongside the new sea wall between

way. The Manhattan piers are designed for the transatlantic passenger service. They vary in length from 800 to 825 feet and extend along the North River from Gansevoort Market to the foot of West

for the use of the freight carrying lines that converge upon New York city. They are to be 1,200 to 1,800 feet in length. The slips between piers will be 250 feet wide, providing space in which four of the largest freight carriers may dock simultaneously. The piers themselves will come as near to being absolutely fireproof as it is possible for modern ingenuity to make them. Earth, concrete, water scaked piles steel and iron will

Along the marginal street will be laid railroad tracks connecting with the Pennsylvania-Long Island railroad terminal at Bay Ridge. Spurs of track will run inland to factories and ware houses built on land owned by the city and out along the piers to freight vessels tied up there. This will simplify transshipment from railroad cars to water borne freight exprises. borne freight carriers.

devotees of the gentle art of Walton disported themselves in the shallow pondentirely unconscious and unreminded that they were trespassing upon the official domain of the city of New York.

This went on until May, 1968, when the Commissioner of Public Works in Richmond borough, who was planning out a new street system, wrote to Comptroller Metz, asking him to ascertain the ownership of the old marine cemetery. Metz turned the letter over to one of the men who looked after the city's real estate in-New York Syndicate Buys in Montelair One of the largest wooded tracts on the mountain slope at Montclair was purchased last week from Edwin A. Bradley. The price is said to have been \$70,000. The tract will be improved by the opening of a road following the contour of the mountain. The property overlooks New York city and the Palisades and is in the sound of the value of the property overlooks. the tract, which comprises over 1,100 feet frontage, to the Glenmont Company, of which J. M. Chapman, president of the

The Realty Trust has sold at Malba to an investor the plot, 80x150, in the Point Circle west of Boulevard Drive. The plot, which extends to the shore front, will be improved by the purchaser with a Colonial dwelling. The developers have also sold the role.

doubtedly the most popular.

At the same time it is possible to procure from certain manufacturers any desired combination of suspenders, arm bands, garters, cravats, handkerchiefs and half-hose of one color. It only remains for them to include waistcoats and the

## Yachts Change Hands.

The following transfers of yachts reported through the agency of Stanley M.

W. M. Lovering, Taunton, Mass., to Bern-hard Zahn, New York. Forty foot seagoing gasolene cruiser Miller of Rahway, S. B., Colon, Mass.
Fifty foot gasolene cruiser La Vedette, Fifty foot gasolene cruiser La Woodard, by Frank A. Egan to E. L. Woodard,

this stallion Gorzos, son of Ladas and The Gorzon, and winner of \$47,200, together with nine two-year-olds and twenty-five brood mares.

Gorgos was withdrawn after \$22,000 had been bid. The nine two-year-olds reaference between the Comptroller and a representative of the real estate concern. Metz decimed.

The Commissioners of the State Land Office referred the number to 2 torney-General Jackson, who wrote to Metz suggesting a hearing between represent the finance Department and the Ludlow Realty Company, Agrz replied that the Finance Department has in no way concerned with the Ludlow Realty Company and that he could see no necessity for the proposed hearing. The trouble was

## THE REAL ESTATE MARKET

WAITING TO SEE IF THERE IS budget? TO BE AN "OPEN TOWN."

peculative Opportunities, Particularly in Manhattan, Will Be Materially Affeeted by the Election-The Suburbs. However, Have a Clear Outlook.

Enough business was reported last week to justify the optimism with respect to the future that is expressed in practically every quarter of the real estate market. At the same time the current buying is smaller than that recorded at save? this season a year ago. The active fall trading which usually begins about the middle of October is this year slow in getting under way.

influence. Quite apart from the question differences regarding the width of overof taxes, it will make a big difference to head crossings at Roslyn road and Willis real estate whether the next administra- avenue, near East Williston, work has been tion is or is not committed to the policy of an "open town." An open town will, highway completed from Lake Ronkonfor example, create a fresh demand for koma to Lake Success, in North Hemp-old dwellings in the Tenderloin and for stead, before the end of November. premises everywhere suitable for Raines law hotels and dance halls. Such property fell in value under the police rule of ex-Commissioner Bingham and was

In the last few years most of the notorious Tenderloin resorts below Fortysecond street have been displaced by mercantile buildings or apartment hotels. largely because they could no longer be let to the class of tenants which had been occupying them at high rentals.

An open town and a lax police administration are expected to react on the building movement in the midtown section and to set in motion new influences affecting real estate both there and in other parts of the city. Many real estate operators are therefore awaiting the issue of the election in order to reserve their capital for the sort of enterprises that will be most profitable under the next city administration. By the policy of that administration will be determined in a measure the value of, for example, nearly every corner property in the crowded tenement sections.

Even without the election, however. there is reason for operators to be cautious about undertaking new ventures until the stock of realty now on their hands is reduced. Owners are not now under the same pressure to sell that they were a year ago. In the interval land values have therefore been rising along with the cost of building materials. Furthermore the outlook with respect to mortgage loan rates is just now some-

what uncertain.

There is no longer any underpriced realty or idie capital offered on terms calculated to induce speculation in advance of investment demands. Hereafter speculation, to be profitable, must be conducted with reference to the immediate requirements of population and of industry. This is particularly true of Manhattan, which was the first of the boroughs to recover from the panic, and where an amazing volume of capital has already been put into new buildings.

These are being marketed to investors at a satisfactory rate when one considers how recent is the revival of industry and how modest is the progress which

and how modest is the progress which laid it has yet made. However, with the abundant harvests of the country mar-

It is interesting to note that while realty trading in Manhattan is at the moment comparatively quiet the dealing in the other boroughs and in the suburbs is more New York, Westchester and Boston Rail-road will be ready for traffic in 1911, the Erie Railroad's open cut will be com-pleted next February and the McAdoo interests announced last week that they are now ready to build the finest service

as well as in the outlying suburbs the ac-tivity in buying and building is a notable feature of the current market. Last week special attention was called by several transactions to the waterfront along Staten Island Sound and Newark Bay which is beginning to profit through a campaign that real estate men have been making in Western cities to induce indus-tries to come East. This was reflected in the purchase last week by the Armour ompany of a seventeen acre tract at Tufts Point, Carteret, N. J., for a new plant. Adjoining this tract a twelve acre parcel was purchased by the United States Metals Refining Company to increase its plant. Both enterprises are just south of the new Standard Oil Company's refinery.

refinery.
The decision of the Court of Appeals last week on the question of the debt limit helped to improve the outlook for real estate in so far as this is dependent on subway construction. The effect of the decision is to give the city a borrowing margin of about \$104,000,000. It removes narrow to permit the building of the Fourth avenue subway in Brooklyn. The following budget campaign bulletin

was issued yesterday by the Bureau of

The taxpayers' hearing on the tentative adget for 1910 will come next Wednesday, October 27, at 10:30 A. M. in the Board of Estimate and Apportionment room, City Hall. Unless it differs from the other hearings, most of the space and most of the time will be taken by people who want to spend more money for good things and not by real estate men and taxpayers' organizations who during this month have paid their taxes and therefore have reason to feel the size of this year's budget. Yet

budget keeps growing. No taxpayer has yet answered the question repeatedly put by Mayor McClellan: "Do you think that the increases which everybody seems to want for health, schools, &c., are possible without

Here are ten questions which taxpayers will probably be asked next Wednesday

health work without spending more money?
3. Do you think that it would be possible to spend one million more on health, schools and hospitals without adding to the total

4. Do you know of any place where un-

necessary men are employed?
5. Do you know of any city employees who are not earning their present salaries? 6. Do you know any place where too much is paid for coal or other supplies or where such supplies are used carelessly?
7. Which would you rather have go up.

the tax rate or the death rate? 8. Do you really believe that any man can make both the tax rate and the death rate go down?

9. Do you want to cripple our schools? 10. Where would you yourself begin to

## New Plans for Motor Parkway.

After a temporary cessation of con-After a temporary cessation of con-struction on the Long Island Motor Parkway pending the adjustment of The election is of course a disturbing Parkway pending the adjustment of resumed, and it is planned to have the

The original plan for the parkway as designed under the direction of William K. Vanderbilt, Jr., was to build a road for the exclusive use of automobiles through the centre of Long Island, from Floral Park bought freely by real estate operators at to Riverhead; and \$2,000,000 was guaran-prices which permitted its improvement teed to complete the project. Since the inception of the work, however, many suggestions for the construction of connecting highways have been approved. The present plans will afford access to the new road from almost every section of Queens and Long Island in which accessibility by automobiles is a factor in The advantage of connecting links with

the exclusive home sections, populated since the first map was drawn, has been favorably considered, and the company has acquired a strip of land about 100 feet wide extending about eight miles, from Mineola to Port Washington. At this point connections will be made with the completed and projected roads to Whitestone, Malba and Flushing.

The laying of cement roadway on the parkway has been practically completed between Riverhead and Lake Ronkonkoma, a distance of twenty miles. The stretch of eixteen miles between the latter point and Bethpage will be similarly improved during the next few months, and before this work has been completed it is expected that the city will act favorably on the plan for the extension of the park way to the Queensboro Bridge through a short stretch of Long Island City.

## Phil Daly's Cottages to Be Sold at Auction

An echo of the past fame of Long Branch as the home of the gilded gambling clubs as the home of the glided gambling clubs will be awakened on Wednesday of this week when Bryan L. Kennelly will sell at auction at the Vesey street salesrooms two three story and basement cottages that formed a part of the property of Phil Daly, former owner of the Pennsylvania Club. The cottages are situated on the northeast corner of Second and Chelsea avenues on a plot 160x190 feet, and contain twenty rooms each. They and contain twenty rooms each. They are connected by a bridge and could be used to good advantage as a hotel.

## Private Sales.

Private Sales.

THIRTY-FIFTH STREET -- The Henry M Weill Company has sold for a client to the Hotel Rellmen's Beneficial Association No. 343 West Thirty-lifth street, a four story dwelling on lot 15x98.9, between Eighth and Ninth avenues. The buyers will alter the building for use as a clubhouse. The association is now located in leased quarters at the corner of Thirty-sixth street and Seventh avenue, where it has been for the last ten years.

WEST END AVENUE -- Susan L. Vivian and others have sold No. 463 West End avenue, a three story dwelling on lot 22 2.861, adjoining the northwest corner of Fighty-first street.

of Eachty-first street

FOR4 Y-EiGHTH STREET.—Senior & Stout
have sold the four story brownstone
dwelling at No. 113 West Forty-eighth
street on lot 19x100 5.

DEVOE TERRACE.—The Murray Construction Company has sold a new three story
frame dwelling on lot 25x100, on the east
side of Devoe Terrace, south of 190th
street. street TIEBOUT AVENUE -Shaw & Co. have sold for the Central Bronx Realty Company No 2486 Tiebout avenue, a four story double flat on plot 31x100, to an

investor.

138TH STREET - Sterling Sterling has sold for Vrs. Sarah W. Walls the three story dwelling at No. 428 East 136th street, near Willis avenue.

Willis avenue. HOE AVENUE - The Gaines-Roberts Com-

Greenwood & Co. have leased for the 485 Broadway Company the basement and sub-basement in the Heidelberg Build-Greenwood & Co. have leased for the 1865 Broadway Company the basement and sub-basement in the Heidelberg Building, now in course of construction on the south side of Forty-second street from Broadway to Seventh avenue on the side of the old Metropole, to Harry J. Berry and Francis Node for a term of eleven years from March 1, 1910. The basement contains about 8,000 square feet and the sub-basement about 4,900 square feet. The rent for the first five years is 331,300 a year and for the remaining six 336,300 a year and for the remaining six 336,300 a year arestaurant and rathskeller, which will be known as the Cafe de Paris.

Mr. Berry at present conducts the Fifth Avenue Restaurant in the Fifth Avenue Building, at Twenty-fourth street and Fifth avenue; he is also the proprietor of the Gregorian Hotel, on Thirty-fifth street, and the Park Inn, at Rockaway. Mr. Node was formerly with Martin and of late with Murray on Forty-second street.

William Cruikshank's Sons have leased for the Broadway and Thirty-minth Street Company the store and basement in the building at the northeast corner of Broadway and Thirty-minth street, 76,10468, for a term of ten years at an aggregate rental of over \$300,000. The store will be fitted up as a restaurant and the basement as a rathskeller. It will be known as the Kaiserhof and will be conducted by Paul Henkel, now the manager of Keen's chop house.

Augustus H. Ivins & Co. have leased for Loannh W. Stern & Co. to Burr Wright. house.

Augustus H. Ivins & Co. have leased for Joseph W. Stern & Co. to Burr Wright, art publisher and printer, the store at Nos. 102 and 104 [West Thirty-eighth street for afterm of years at an aggregate rental of

35,000.

A syndicate of New York and Philadelphia business men headed by Joseph Kahn has secured an option from the Goelet estate to lease the old Gorham building property at the northeast corner of Broadway and Nineteenth street for a long term of years at an aggregate net rental of more than \$1,500,000 for the first term of the lease. The site measures 5xx108x5x102, and if the option is exercised will be improved with a large store and loft building.

The Herman Arns Company has leased for Frank J. Cassidy for a term of years the studio on the fourth floor at Nos. 229 and 231 West Forty-second street to the Zellman Conservatory of Music.

Senior & Stout have leased to Marie Grimm a studio at No. 900 Sixth avenue for Arthur Taylor rthur Taylor. Barnett & Co. have leased for a term of years the store at No. 262 West 125th street, at an aggregate rental of \$16,000 to a cloth-

Plans for the new city house to be built for John M. Bowers at No. 45 East Sixty-fifth street have been filed with Building Superintendent Murphy and provide for a six story edifice having a frontage of 28 feet and a depth of 68 feet, with an extension, it is to cost \$50,000, and in addition to the library proper will contain a special library for the owner's law books.

Plans have been filed for remodelling the main thoor of the five story flathouse at the northeast corner of Fitth avenue and 135th street, subdividing it into five stores, the improvements heing made for sailing M. Cohen from designs by Francis J. Hessels.

Plans have been filed for modernizing the intended, better the made for Alessandro and sanitation, being made for Alessandro Delli Paoli, an Italian banker, and Frank Delli Paoli, an Italian connective owners. Herman Delii Paoli, an Italian banker, and Frank J. Cassidy as respective owners. Herman Herenburger and Maximilian Zipkes are the architects.

The Bronx plans for new buildings comprise two five story flats to be built for Isaac Brown at a cost of \$80,000 on 197th street east of Stebbins avenue, and two five story flats to cost \$80,000 for Salvator Dominico at the corner of Crescent and Belmont avenues.

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Elegantly furnished or unfurnished Suites of 1, 2 and 3 rooms with bath and exceptional closet room. European plan.

FALL LEASES NOW BEING MADE J. CARL TUCKER, Mgr.

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New Decorations and Improvements Now Complete. Refined family and transient Hotel, situated in one of the most accessible and refined districts of the city

Cuisine and Service Unexcelled. BANQUETS, DINNER PARTIES, AFTER THEATRE SUPPERS. Rooms now renting for the Winter Season at astoundingly low rates for what we offer in return

> Apartments Redecorated to Suit Permanent Guests. GEO. W. O'HARE, Manager.

Why Pay Extravagant Hotel Rates?

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Subway Station 200 Feet Away. A family hotel notable for a quiet air of lomesticity and a homelike atm

Suites of two, three and four rooms, furnished or unfurnished, by the season or year, at extremely reasonable rates. Best American Plan

Table in the City. HORACE S. CHASE, Manager,

## Hotel Wellington

Seventh Avenue & 55th St.

Best located family and transient Hotel in the city. Apartments furnished and unfurnished

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## for transient guests. Restaurant Exclusive Attractive

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HOTEL

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Artistically and handsomely fur-

nished Apartments of one, two and

three rooms and bath to lease. A

few attractive Apartments reserved

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High class, fireproof, conveniently located, ombining every modern improvement, with autitiess service and superlative cuisine.

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## 133-137 WEST 47TH ST., New York City.

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We believe mat an inspection of what this hotel offers would be worthy of considera-

A most desirable location. The building of absolutely

fireproof construction. Elegantly furnished Suites of two rooms and bath to six rooms and three baths; a few unfurnished Apartments.

A restaurant of quality. Homelike surroundings, and references positively required. Exceptional orchestra. Very moderate rates.

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With and Without Kitchenette Hall and Maid Service

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Furnished Free A quiet, refined and desirable home. Three blocks from 96th St.

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Grosvenor 5TH AV. & 10TH ST.

Catering exclusively to patronage f the highest class, affords perma-ent residence for select families. Situated in the old aristocratic Enickerbocker section, the mainte-nance of which is the special care of the Washington Square Associa-

Rooms of exceptional large size, arranged in suites of 2 rooms and bath to 6 rooms and

W. H. PURDY, MGR.

J. F. CHAMPLIN, Mgr.

Miss M. W. Bulger is the buyer of the dwelling at No. 10 East 128th street, recently reported sold by George Gaddis. Henry Barnett was the broker.

Adolph Cohn negotiated the recent sale of the lot, 23.6x97.6, at the southwest corner of Courtlandt avenue and 160th street for Leo W. Vogel.

Pease & Elliman have rented for Philip Marquand his country place at Rye, Westchester county, to Dr. Follen Cabot.

Henry Barnett has sold for William Teasdale to a syndicate of New Yorkers 280 acres of timber land, known as the Long Leaf Yellow Pine Grove, situated in the town of Statenville, Echols county, Ga. He has also sold a two story frame dwelling, on plot 50x100, on Elm street, Corona, L. I. also a plot, 40x100, on Sixteenth avenue between Forty-sixth and Forty-seventh streets, Borough Park, Brooklyn, to Miss M. U. Bulger; also sold ten lots in Hyde Park Heights, Pa., to Ray E. Fox, who will erect a summer residence.

Bryan L. Kennelly will offer for sale at the Real Estate Exchange on Wednesday sixtyone Bronx lots and a three story frame dwelling just north of the centre of Wakefield and east of the Woodlawn station of the New York and Harlem Railroad (New York Central). The lots will be sold for the estate of Julie R. Coombe and have frontages on Kingsbridge road, Bronxwood avenue—soon to be the boulevard of The

Bronx—and East 253d street, which leads directly to the Woodlawn depot of the New York and Harlem Railroad, about terminutes walk.

The property lies close to the station of Sixty one lots, with three story frame dwelling.

avenue, 25339.11, three story dwelling; voluntary sale.

Jones street, No. 814 to 12, south side, 104.6 feet west of West Fourth street, 75x101, six story loft building; voluntary sale.

Flushing avenue, No. 339, northeast corner Classon avenue, Brooklyn, 25x100x irregular, four story building; voluntary sale.

134th street, No. 71 to 75, north side, 208.1 feet last of Lenox avenue, 25,26390.11, three three last of Lenox avenue, 82,26339.11, three three last of l

M. T. Buller, also sold feet lots in troth erare is a summer residence.

S. Westmortality Sales.

The Rickert-Filials Pathy Commany has determined by the commany and the comm

By Joseph P. Day.

Eighth avenue. No. 330, northeast corner of Twenty seventh street, 34,8x81.10, two, three and four story tenements. Sheriff's sale of all right title, &c., which G. M. Archer had on August 26, 1809, or sheet, F. W. Garvin, attorney, 138t1 street No. 611, north side, 708 feet west of Broadway, 16,8x9,11, three story dwelling: J. H. De Witt, executor, &c., vs. J. H. De Witt, individual, &c., et s., Kiddle, W. & V., attorneys, J. B. O'Donnell, referee; due on judgment, 50,185.32.

Fortieth street, No. 36

Mondat, october 25.

By Joseph P. Day.

Madison street, No. 267, north side, 100 feet east of Jackson street, 25x87.2x25x38.10, five story tenement and store; Edmund littiner vs. Pauline Cann et al.; Aaron Morris, attorney; Benno Levinson, refere; due on judgment, \$2,333.4; subject to taxes, dec., \$770; subject to a trist mortgage of \$10,000.

TUESDAT, OCTOBER 26.

By Joseph P. Day.

132d street, No. 82, south side, 35 feet east of Lenox avenue, 23x90.1; three story dwelling; voluntary saie.

Jones street, No. 84, to 12, south side, 104.6

By James L. Wells Co.